



### Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)	23	
Not energy efficient - higher running costs		
England, Scotland & Wales		



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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£300,000**  
**Freehold**

**33 Murina Avenue, Bognor Regis, PO21 2DA**



*Service you deserve. People you trust.*

**01243 861344**





- 3 Bed Semi-Detached House
- Living/Dining Room
- Downstairs Cloakroom
- Large Rear Garden
- Off Road Parking
- No Forward Chain



## Accommodation

Entrance Hall

Living Room - 3.65m x 3.81m (11'11" x 12'6")

Dining Room - 3.68m x 3.48m (12'0" x 11'5")

Kitchen - 3.65m x 2.11m (11'11" x 6'11")

Conservatory - 2.17m x 2.15m (7'1" x 7'0")

Bedroom 1 - 3.38m x 3.44m (11'1" x 11'3")

Bedroom 2 - 3.95m x 3.43m (12'11" x 11'3")

Bedroom 3 - 2.49m x 2.24m (8'2" x 7'4")

Bathroom - 2.28m x 2.16m (7'5" x 7'1")

## What the agent says... “,, Material Information:

Located just 1km from the Bognor Regis train station and its town centre is this 1930's semi-detached house. The property is offered for sale with no forward chain.

The accommodation comprises entrance hall, living room, separate dining room, kitchen, sun room and downstairs cloakroom. Upstairs there are two double bedrooms, a further single bedroom and a family bathroom. Internally, the property is somewhat dated and in our view is need of a programme of refurbishment and decoration to include new kitchen and bathroom.

Outside, there is a block paved driveway creating off road parking for one vehicle, and another could be placed on to the paved area. The rear garden is approx 20m x 7m and is largely laid to lawn with a tall brick wall on one side. The property is double glazed and is currently heated with electric night storage and a gas fire.

The local fish & chip shop (highly recommended!) is just 205 meters, away and a small parade of shops is a further 90 meters from that. Viewings are recommended for those who wish to add their personal stamp to their next home and make some improvements.

Council Tax: Band C  
Property Type: Semi-Detached House  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Night Storage  
Broadband: None  
Parking: Off Road Parking

On 18/03/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10 mbps	0.9 mbps	
Superfast	✓	47 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

